025.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	991,000 / 991,000
					USE VALUE:	991,000 / 991,000
					ASSESSED:	991,000 / 991,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERRIG DANIEL L
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6015
Street 2:	
Twn/City:	LEESBURG
St/Prov:	VA Cntry: Own Occ: N
Postal:	20178 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	529,900	5,100	456,000	991,000
Total Card	0.115	529,900	5,100	456,000	991,000
Total Parcel	0.115	529,900	5,100	456,000	991,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.04 /Parcel: 397.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	529,900	5100	5,000.	456,000	991,000		Year end	12/23/2021
2021	104	FV	505,400	5100	5,000.	456,000	966,500		Year End Roll	12/10/2020
2020	104	FV	505,400	5100	5,000.	456,000	966,500	966,500	Year End Roll	12/18/2019
2019	104	FV	375,000	5100	5,000.	484,500	864,600	864,600	Year End Roll	1/3/2019
2018	104	FV	375,000	5100	5,000.	353,400	733,500	733,500	Year End Roll	12/20/2017
2017	104	FV	351,200	5100	5,000.	307,800	664,100	664,100	Year End Roll	1/3/2017
2016	104	FV	351,200	5100	5,000.	262,200	618,500	618,500	Year End	1/4/2016
2015	104	FV	311,900	5100	5,000.	256,500	573,500	573,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WESTGATE VIRGIN	25216-243		3/9/1995		247,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2011	171	Manual	12,000					REPL DECKING/TOP R
12/26/2008	1515	New Wind	3,625					
8/19/1997	487	Manual	2,000					REPAIR PORCH
5/3/1994	163		7,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Measured	HS	Hanne S
5/12/2009	Measured	189	PATRIOT
1/7/2000	Inspected	276	PATRIOT
10/11/1999	Mailer Sent		
10/11/1999	Measured	264	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

User Acct

16743

GIS Ref

GIS Ref

Insp Date

07/29/17

!2060!

PRINT

Date	Time
12/29/21	20:59:16

LAST REV

Date	Time
08/03/17	17:56:17
ekelly	

PAT ACCT. 2060

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07067311
Const Adj.:	0.98980200
Adj $ / SQ:	190.756
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651015
Depreciation:	121089
Depreciated Total:	529926

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

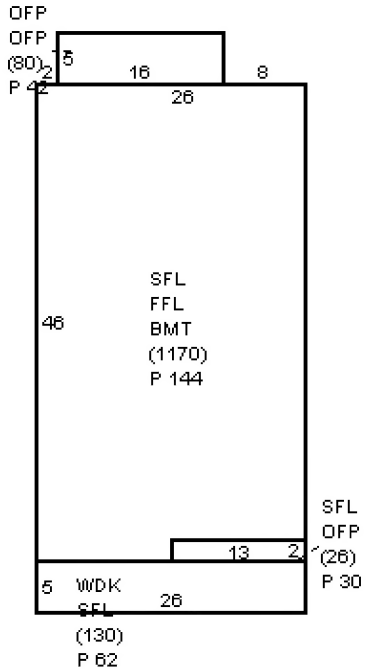
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.76
Special Features:	0	Val/Su Net:	133.07
Final Total:	529900	Val/Su SzAd	212.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,326	190.760	252,942
BMT	Basement	1,170	57.230	66,955
FFL	First Floor	1,170	190.760	223,184
OFP	Open Porch	186	25.110	4,671
WDK	Deck	130	13.550	1,762

Net Sketched Area:	3,982			Total:	549,514
Size Ad	2496	Gross Area	3982	FinArea	2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1916	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100